

# MONTECITO

COMPANIES

July 10, 2006

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City of Las Vegas  
Planning and Development Department  
731 S. Fourth Street  
Las Vegas, NV 89101

RE: Justification Letter for Special Use Permit at Montecito Marketplace Pad N

To whom it may Concern:

This letter is prepared to as justification of our request for a Special Use Permit for Montecito Marketplace Pad N to add fast food restaurant with a drive-thru. We have an approved site plan for the Site Development Review application SDR-3764 approved on April 7, 2004 and later approved Site Development Review application SDR-11702 approved April 19, 2006.

We believe the request is justified for the following reason;

- An original SUP-3770 was approved for a fast food pad with a drive through on the neighboring Pad O. At the time of SDR-11702, the drive through was not anticipated and the approval expired. However, recently staff approved an administrative revision to move the original fast food pad to Pad N. Unfortunately an extension of time application was not prepared in a timely manner and an entirely new application was required. Because staff approved the addition of the fast food pad and a drive through was originally approved for this area of the site, we believe that an approval to the Special Use Permit request is warranted.

For the reasons outlined above, we respectfully request that the proposed special use permit be approved to allow the design and construction of the building and related drive through as indicated on the attached information.

Thank you in advance for your consideration of this request. Please feel free to contact at our office at 798-5111 to discuss this matter further.

Sincerely,



Mark Sokolowski  
Project Manager of Land Division  
Montecito Companies

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